

## CHAPTER 8: COASTAL ACCESS (ALL NEW)

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## I. PURPOSE AND ORGANIZATION

Public access to and along the shoreline is a fundamental value of the State of California. Article 10, Section 4 of the California Constitution affirms the public's right of access to the state's navigable waters, and encourages the legislature to enact laws that give the most liberal construction to this provision.

Protecting and maximizing public shoreline access is a fundamental--and perhaps the most significant--goal of the Coastal Act. To achieve this goal, Coastal Act Section 30500 requires that all Local Coastal Programs (LCPs) include a specific public access component. This chapter contains a comprehensive reference to county goals, policies, standards, and ordinances pertaining to provision and maintenance of coastal access in the Estero Planning Area. It also gives a brief overview of existing and potential coastal access, but a more detailed discussion is included in Appendix E. Also included in the appendix is an inventory of existing and potential accessways and accepted offers-to-dedicate coastal access. That inventory should be evaluated and updated periodically.

## II. COASTAL ACT POLICIES

Policies in the California Coastal Act of 1976 guide the conservation and development of California's 1,100 mile coastline, with the goal of protecting California's coastal resources and providing for their wise use. In enacting the Coastal Act, the legislature declared that a basic goal of the state for the coastal zone is to *maximize public access to and along the coast and maximize recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.* (Section 30001.5)

The Coastal Act guarantees the right of public access to all coastal tidelands. It contains policies which require that existing legal rights of public access to the coast be protected, and that reasonable requirements for public access be established in new developments along the coast. Chapter 3 of the Coastal Act contains policies about public access and development between the first public road and the shoreline. For example, Section 30210 states that maximum public access...shall be provided for all the people." Section 30211 states that development shall not interfere with existing public access rights to the sea. Section 30212 requires new development to provide "public access from the nearest public roadway to the shoreline and along the coast." The full text of applicable public access policies from the Coastal Act is included in Chapter 2 of the county's *Coastal Plan Policies* document.

The public's right to shoreline access is not absolute. Coastal Act Sections 30210, 30212 and 30214 require that public access rights be balanced with other public and private concerns, including public safety needs, military security, private property rights, agricultural interests, and ecological concerns.

### **III. FRAMEWORK FOR PLANNING GOAL, COASTAL PLAN POLICIES**

#### **A. *Framework for Planning, Coastal Zone***

*Framework for Planning, Coastal Zone*, serves as the Land Use and Circulation Element of the General Plan for the county's coastal zone. It provides a framework for county decisions on land use, development, and circulation. General Goal 12c encourages better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations. *Framework for Planning* identifies the coastal zone and areas within the coastal zone where shoreline access is important.

#### **B. *Coastal Plan Policies***

*Coastal Plan Policies* states the policy commitment of the county to implement the mandates of the Coastal Act. This document applies to all four coastal zone areas: the Estero, North Coast, San Luis Bay, and South County Planning Areas. Chapter 2 of *Coastal Plan Policies* summarizes access characteristics by planning area, identifies issues relating to shoreline access, and lists policies for shoreline access that apply throughout the coastal zone.

### **IV. COASTAL ZONE LAND USE ORDINANCE**

The *Coastal Zone Land Use Ordinance* (CZLUO) implements Land Use Element and Local Coastal Plan policies. It contains procedures for review and evaluation of proposed land uses and land divisions, similar to a zoning ordinance. While *Framework for Planning* identifies *where* specific uses may be established, the CZLUO determines *how* such uses may be developed by specifying performance criteria that proposed uses must satisfy in order to receive approval. Section 23.04.420 of the CZLUO contains requirements for protection and provision of coastal access. It specifies the type of required access, procedures for acquisition, and the type and extent of required improvements.

## **V. OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS**

The Estero Planning Area offers a wide variety of public access opportunities, including highly accessible beaches, two state parks, and formal and informal accessways to the Morro Bay estuary. Examples of existing and potential coastal access are discussed in the following paragraphs, but a more detailed discussion is included in Appendix E, which also contains an inventory of offers-to-dedicate for lateral and vertical access to the coast.

### **A. Rural Area**

Much of the shoreline in the rural portion of the planning area is owned and managed by the State Department of Parks and Recreation. There is good existing access in much of the rural area, including access adjacent to the Morro Bay estuary.

On the coastal terrace west of Cayucos, two properties formerly under private ownership that cover the area between Cayucos and Villa Creek have been acquired for conservation purposes. These properties stretch over about four miles of undeveloped coastline, offering spectacular views of the coast and ocean, and excellent opportunities for coastal access. Formal, defined coastal access should be planned for, consistent with protection of sensitive habitat and scenic views from Highway 1, and compatibility with possible agricultural use.

South of the city of Morro Bay, along South Bay Blvd., is the Los Osos Creek estuary. Access exists from South Bay Blvd. in the vicinity of Turri Road. Future access in this area should be compatible with the fragile environment and soft soils of this area.

The Elfin Forest is a publicly-owned and managed Natural Area identified in the *Agriculture and Open Space Element* of the county General Plan. The public ownership extends from South Bay Blvd. and Santa Lucia (north of and parallel to Santa Ysabel Ave.) to and along the shoreline of the Morro Bay estuary. Recently, a boardwalk loop trail and overlooks with access from 16<sup>th</sup> Street were built. Future trail connections are possible.

The shoreline south of Los Osos, including the Morro Bay sandspit, is almost entirely owned by the State of California and operated as Montaña de Oro State Park. This area is open for public use, but coastal access is somewhat limited north of the ranger station at park headquarters. Along Pecho Valley Road are a number of scenic viewsheds. There are some existing turnouts/vista points and trailheads. Additional parking areas and beach access should be considered.

## OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS: CAYUCOS

### B. Cayucos

In general, the shoreline along Cayucos is highly accessible to the public via a series of beachwalks and stairways leading to Cayucos Beach and Morro Strand State Beach. Many coastal accessways are developed. Most of the street ends that dead-end at the shoreline or on the coastal bluff edge are already improved. Further improvement at the State Beach would enhance public access.

Along Pacific Avenue, there are a number of improved corridors from the street to the bluff edge, with stairs down to the beach. Each of these corridors has signs and is developed with a path to a wood staircase down the bluff to the beach below. Most also include parking and bicycle racks, and are controlled with bollards. Other improvements include viewing platforms and landscaping.

In the Studio Drive neighborhood, there are many street ends and narrow corridors improved with stairways down the bluff. There are opportunities to improve coastal access in this area by installing signs in the parking area for Morro Strand State Beach, developing the unimproved street ends and corridors along Studio Drive, and providing off-street parking for access stairways. In addition, improving the dirt path at the south end of Studio Drive should be considered.

### C. Los Osos

Los Osos offers a variety of opportunities for coastal access, and several improved facilities exist, including an overlook and trails along the bay. Most accessways are lateral ones that have been offered for dedication. There are also potential vertical accessways, vista points and major lateral trails along the shoreline. Currently, the primary use of the shoreline is by local residents, as residential neighborhoods border the shoreline.

One notable area for coastal access is the Sweet Springs marsh, a nature preserve open to the public. It includes a nature trail adjacent to the bay and wetlands that offers beautiful views of the estuary, the sandspit, Morro Rock, and the surrounding bayfront.

Following are opportunities for future public access and habitat conservation:

#### **Baywood Park**

**Northern end of 7<sup>th</sup> Street:** develop an overlook that offers vast vistas of the Morro Bay estuary and the sandspit

**Street ends between 3<sup>rd</sup> and 9<sup>th</sup> Streets:** manage to protect, conserve and preserve habitat

**Southern end of 1<sup>st</sup> Street: Consider developing a boat launch ramp and access to the bay**

## OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS: LOS OSOS

### **Tract 40**

**Bay Street:** develop with a bay overlook

**Pasadena Drive South of Baywood Way:** consider development of neighborhood-scale access

### **Cuesta-by-the Sea**

**Mitchell Drive/Doris Avenue:** develop a walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet

**Southern terminus of Pecho Road, adjacent to Binscarth Road:** develop this well-used access to the shoreline with a bay overlook

**Back Bay:** acquire and develop a park and boat launch ramp, consistent with protection of sensitive habitat

## VI. Estero Area Plan Goals, Policies and Standards

The Estero Area Plan is part of the *Land Use Element and Local Coastal Plan*, and helps implement the Local Coastal Program, together with *Framework for Planning, Coastal Zone; Coastal Plan Policies*; and the *Coastal Zone Land Use Ordinance* (see previous sections III and IV). This plan contains general goals related to coastal access, as well as policies, standards and programs focused on specific communities and/or geographic areas (programs are discussed in the following section VII). In the event that a policy or ordinance elsewhere in the Local Coastal Program conflicts with an area plan standard, the area plan standard shall prevail.

This plan is intended to maximize public access to the coastline, as expressed by the following goals, policies and standards, which are organized by geographic area. They are compiled from other chapters in this plan, as referenced in parenthesis following each goal, policy and standard.

### A. Goals

#### 1. Planning Areawide

- *Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural resources and private property rights.* (Chapter 1: V., Vision and General Goals) **(NEW GOAL)**

#### 2. Cayucos

- *Plan with consideration for preserving the natural environment of Cayucos. Protect the seashore, estuaries and coastal area with minimal impairment of physical and visual accessibility.*  
(Chapter 1: V., Vision and General Goals)



## **B. Policies**

### **1. Planning Areawide**

- *Maximize public access to and along the coast by:*

*Developing all feasible vertical and lateral pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan;*

*Developing a coastal trail from Los Osos to Cayucos, consistent with the California Coastal Trail and the County Trails Plan, and a bicycle path connecting Morro Bay and Cayucos.*

*Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals and policies of this plan;*

*Providing a regional bike path system; and*

*Providing conspicuous signs for all public access.*

(Chapter 5: IV., Estero Circulation Policies) **(NEW POLICY)**

- *Prevent interference with the public's right of access to the sea, whether acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

(Chapter 8: VI., Goals, Policies and Standards) **(NEW POLICY)**

- *Require new development between the nearest public roadway and the shoreline and along the coast to provide public access consistent with sound resource management and consistent with public safety, military security needs, and the protection of fragile coastal resources and agricultural operations.* (Chapter 8: VI., Goals, Policies and Standards) **(NEW POLICY)**

- *Carefully balance the public's right of access to the sea with constitutionally-protected private property rights.* (Chapter 8: VI., Goals, Policies and Standards) **(NEW POLICY)**

### **2. Rural Area: South of Los Osos**

- *Maintain Pecho Valley Road as a two-lane, county-maintained road in its entire length, with operational improvements.* (Chapter 5: IV., Estero Circulation Policies)

**3. Rural Area: Estero Marine Terminal Properties**

- *Pursue improved coastal access and amenities, such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay.*  
(Chapter 4: II., Rural Land Use Policies)

**4. Cayucos**

- *In order to preserve public access to the shoreline and public recreation areas, preserve all rights-of-way and offers of dedication for roads and other accessways.*  
(Chapter 5: IV., Estero Circulation Policies)
- *Develop and maintain accepted beach access ways for safe, public use.*  
(Chapter 4: IV., Cayucos Land Use Policies, REC)
- *Provide additional parking, especially between B and E Streets, using a variety of means.* (Chapter 4: IV., Cayucos Land Use Policies, CBD)

**5. Los Osos**

- *In order to preserve public access to the bayfront and public recreation areas, accept all rights-of-way and offers of dedication for roads, ways, vertical and other accessways. In addition, accept and retain offers of dedication, public streets and other accessways needed to complete and maintain the circulation system.*  
(Chapter 5: IV., Estero Circulation Policies)

**6. Los Osos: Baywood Commercial Area**

- *Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.* (Chapter 4: V., Los Osos Land Use Policies)

## C. Standards

### 1. Cayucos

- **Vehicular Use of Accessways.** New development shall not use beach accessways for vehicular access.  
(Chapter 7: V., Cayucos Urban Area Standards, Combining Designations, B., LCP)
- **Lateral Access Requirement.** New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach .  
(Chapter 7: V., Cayucos Urban Area Standards, Combining Designations, B., LCP)

### 2. Los Osos

- **Public Street and Access Connections–Land Divisions and Major Projects.** Except as otherwise specified, these standards apply to applications for new land divisions, and to applications for Minor Use Permits and Development Plans for development of more than one dwelling unit.
  - **Public Streets.** These standards are intended to encourage more efficient circulation and emergency access; to encourage walking, bicycling and other modes of transportation; and to reduce vehicle trip lengths.
  - **Public Access--Morro Shores.** In the Morro Shores area as shown in Figure 7-36, development shall provide public vehicular, bicycle, pedestrian, and equestrian links to adjacent neighborhoods, commercial areas, schools, parks, the bay, and the community center. (Chapter 7: VI., Los Osos Urban Area Standards, Communitywide, E., Streets and Circulation)
- **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. Fences on the bayfront side of development shall not interfere with the movement or migration of native wildlife.  
(Chapter 7: VI., Los Osos Urban Area Standards, Communitywide, H., Bayfront Development)

- **Coastal Access and Recreation.** Any existing free public access to public recreational areas shall be maintained. New development in the following areas shall include the specified access and improvements.

**Cuesta Inlet (see Figure 7-36):** Provide coastal recreation and public access to and along the shoreline of the Cuesta Inlet, consistent with protection of sensitive habitat.

**Tract 40 Bayfront Development (see Figure 7-36):** Provide a minimum 30-foot wide lateral easement extending from the inland extent of wetland vegetation, primarily for habitat protection and secondarily for public access.

**Bayfront From Pecho Road Westward to Urban Reserve Line:** New bayfront development from Pecho Road westward to the urban reserve line shall provide an offer to dedicate a lateral easement. An improved lateral pedestrian trail and signs are to be provided consistent with prescriptive rights and protection of wetland habitat.

(Chapter 7: VI., Los Osos Urban Area Standards, Combining Designations, A., LCP)

- **Cuesta Inlet.** The following standard applies within the Cuesta Inlet area as shown in Figure 7-36. (visitor-serving priority area)

**Public Access.** Maximum public access shall be provided to the shoreline in this visitor-serving priority area, consistent with the intent of the Circulation Element maps (see Chapter 5), and consistent with protection of sensitive habitat.

(Chapter 7: VI., Los Osos Urban Area Standards, Recreation, A., Cuesta Inlet)

## **VII. Management Objectives, Estero Area Plan Programs**

### **A. Management**

Management of coastal access is complicated because of the many different types of access facilities and the number of responsible agencies. Accessways include developed and undeveloped beaches, bluff top trails, stairways and paths to the beach, highway pull-outs and vista points, parks, and overlooks. In the Estero Planning Area, most accessways are managed by either the State Department of Parks and Recreation or the County Department of General Services/Parks Division. The Morro Coast Audubon Society, a non-profit organization, also manages a key coastal access site. Other non-profit organizations, such as the Coastal Conservancy or the Land Conservancy of San Luis Obispo County, may accept and manage coastal accessways.

Where the county is the responsible agency for managing coastal accessways, the County Department of General Services, Parks Division oversees:

- Acceptance of offers to dedicate vertical and lateral coastal access
- Design and installation of access facilities, such as parking, stairs, trash receptacles, restrooms, and signs
- Maintenance of existing facilities
- Management of the coastal access inventory
- Evaluation of coastal development proposals for coastal access potential

### **B. Programs**

Chapters 4 and 5 of this area plan contain county objectives for opening and managing existing and future accessways. Chapter 5 also contains circulation maps that show the locations of some key proposed equestrian/hiking trails that provide coastal access. Additional proposed trails are shown and described in the *County Trails Plan*, and in the *Parks and Recreation Element* of the county General Plan, which also includes a rating system to determine priorities for developing trails.

The following programs, organized by geographic area, express county objectives for opening and managing existing and future accessways. A reference is given in parenthesis following each program indicating where that program is described in this plan. A table at the end of this chapter summarizes the recommended programs and the schedule for their completion.

Coastal access is to be provided through the following programs, and as new development along the coastline provides coastal access in accordance with the all the policies and ordinances of the Local Coastal Program and the county General Plan.

## 1. Planning Areawide

- **Acceptance and Improvement of Offers-to-Dedicate.** The Department of General Services, Parks Division, together with the County Department of Planning and Building, should develop a plan, to be approved by the Board of Supervisors, for accepting, improving and linking existing and future offers-to-dedicate. (Chapter 8: VII., Management Objectives and Programs, B., Programs) **(B1) (NEW PROGRAM)**
- **Public Lands.** Public land holdings that are appropriate for use as public access or recreation should be retained in public ownership for those purposes. (Chapter 8: VII., Management Objectives and Programs, B., Programs) **(B2) (NEW PROGRAM)**

## 2. Rural Area

- **Coastal Bluff and Coastal Access Between Cayucos and Morro Bay.** The county or other applicable agency should acquire and develop a park on the coastal bluff between Cayucos and Morro Bay, south of Studio Drive, and should acquire and improve coastal access between Cayucos and Morro Bay, as follows.
  - The park should be primarily for pedestrian use, and could include an interpretive display(s) about the coastal environment and federally listed Western snowy plover.
  - An off-highway bike path should be built connecting Cayucos and Morro Bay.
  - The sandy beach between Cayucos and Morro Bay should be acquired or offered for dedication.
  - Possible dedication and funding for development of a park site should be explored in connection with proposed private development on the larger ownership.
  - Development should protect and enhance sensitive habitat, including habitat for the federally listed Western snowy plover. Environmental review for improvements should include consultation with the U.S. Fish and Wildlife Service. Public access may need to be limited seasonally to protect the snowy plover. **(F2)** (Chapter 4: VI, Programs, D., County Parks, Cayucos and Vicinity) **(NEW PROGRAM)**

### 3. Cayucos

Chapter 5, Circulation Element, identifies several proposed recreational trails in Cayucos, including trails that would improve access to the coast. Other proposed improvements along the shoreline would enhance coastal access. Chapter 4, Land Use Policies and Programs, includes programs intended to increase the amount of parking and opportunities for coastal access in the downtown area.

- **Parking.** The county should support provision of more parking for downtown, beach and recreation areas by doing the following:
  - Encouraging commercial property owners to form and operate a parking district in order to acquire and/or construct a public parking lot; consider funding through in-lieu fees on business expansion.
  - Encouraging a privately-owned public parking lot (with a charge for parking) adjacent to downtown, providing the lot meets the criteria in the following bullet.
  - Requiring that any publicly or privately-owned parking lot: a) take access from side streets or alleys where feasible, b) not create a dust problem, c) be divided into sections, rather than covering a single large expanse, d) provide safe pedestrian connections to walkways and shops, and e) include landscape screening from streets and residences (see Figure 5-1).
  - Establishing a parking time limit to prevent employees and vendors from using parking spaces needed by customers of downtown businesses.
  - Encouraging property owners to dedicate to the county and improve rights-of way along North Ocean Avenue leading to B Street and on B Street to Ash Street. The streets should be paved and improved with curbs, gutters and sidewalks for access to the beach in a manner that avoids impacts to Cayucos Creek. As much angle parking as possible should be provided on both sides of B Street.

## MANAGEMENT OBJECTIVES, ESTERO PROGRAMS: PROGRAMS

- Creating angled parking areas along the blocks of D Street and E Street that are immediately northeast of Ocean Ave.
- Encouraging businesses with on-site parking to make those spaces available for public parking when the businesses are closed.

(C3) (Chapter 5: IX, Circulation Programs, C., Cayucos)

- **Parking and Downtown Enhancement.** The County Department of Planning and Building should seek funding and facilitate implementation of a phased series of improvements to a portion of the downtown. The objectives of the downtown improvements are to increase the amount of parking; improve streets, sidewalks, access, and safety; make the downtown more pedestrian-friendly; enhance the appearance of the area; and promote activity, especially business activity.

Phase 1: Provide a large net increase in the existing number of formally designated public parking spaces within a one-block radius of Ocean Front Street through means such as:

- Reconfiguring the parking arrangement in the public parking lot adjacent to the Veterans Memorial Building for greater efficiency (a later phase could include attractive landscaping and lighting)
- Creating angled parking areas along the blocks of D and E Streets that are immediately northeast of North Ocean Avenue within the central business district
- Creating a parking area at the seaward terminus of E Street
- Creating angled parking spaces along North Ocean Avenue leading to B Street and along B Street to Ash Street

Phase 2: Reconfigure Ocean Front Street and the parking area southeast of D Street to create a pedestrian promenade that could become a premier attraction and destination of the Estero Bay and North Coast areas. Create a public place where people wish to visit, window shop, dine, and spend time. Encourage businesses to orient their entrances to Ocean Front Street. Install drainage improvements as appropriate. Consider including the following features:

- A wide pedestrian walkway adjacent to the beach, with seating areas, small-scale, low-maintenance landscaping, and small-scale lighting
- A sidewalk adjacent to the buildings



## MANAGEMENT OBJECTIVES, ESTERO PROGRAMS: PROGRAMS

- A new seawall that incorporates handicapped-accessible observation areas overlooking the beach

Phase 3: Make various improvements along North Ocean Avenue in order to improve pedestrian access and safety, including “calming” traffic, and make the area more attractive, while reinforcing the community’s historic character and identity. Improvements could include the following:

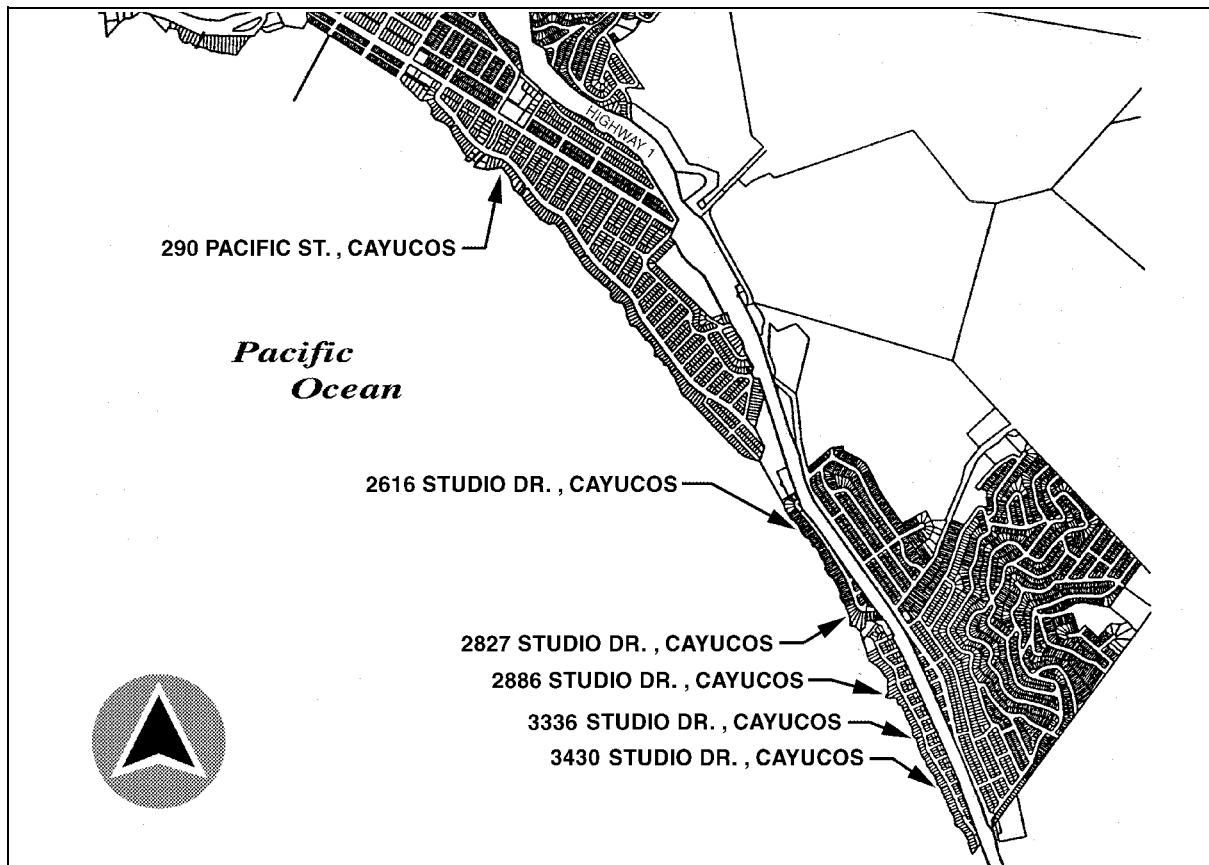
- Widened sidewalks, with seating areas and landscaping
- Textured crosswalks, especially at the intersection with Cayucos Drive
- Islands with community identification signs at the each end of the area shown in the enhancement plan concept
- Subtle “bulb-outs” at intersections to slow-down or “calm” traffic

Phase 4: Install a trail from Hardie Park to the Veterans Memorial Building and make a connection to the proposed promenade (see Phase 2)

**(B6)** (Chapter 4: VI, Programs, B., Land Use, Cayucos and Vicinity)

- **Bikeways.** The county should install a pedestrian and bikeway system, including bikeway improvements recommended in the *County Bikeways Plan*, to connect recreation areas with residential and commercial areas. **(C6)** (Chapter 5: IX, Circulation Programs, C., Cayucos)
- **Hardie Community Park Trail** The county should acquire an easement to develop a pedestrian/bicycle trail linking Hardie Park with the beach. This will link two important community recreation areas and help relieve parking problems. **(C7)** (Chapter 5: IX, Circulation Programs, C., Cayucos)
- **Beach Access.** The county should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue. **(C8)** (Chapter 5: IX, Circulation Programs, C., Cayucos)
- **Acceptance of Dedications.** The county should continue to accept new offers of dedication to the public for beach access from Pacific Avenue and Studio Drive. **(C9)** (Chapter 5: IX, Circulation Programs, C., Cayucos)

- **Shoreline Access Parking.** The county should acquire and improve off-street parking on the east side of Studio Drive near Nagel, Crawford, Cody or Haines Streets.  
(C10) (Chapter 5: IX, Circulation Programs, C., Cayucos)
- **Improvement of Publicly-Owned Sites.** The County should develop existing publicly-owned sites with improvements such as the following (see Figure 8-1; addresses are those of adjacent properties and are for general location only):
  - **3430 Studio Drive:** Development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping
  - **2616, 2827 and 3336 Studio Drive:** Future development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping. Environmental impacts must be adequately mitigated.
  - **2886 Studio Drive.** Do not develop access at this location.
  - **290 Pacific Street.** Development could include a walkway, bicycle racks, bollards, signs, a staircase, overlook, and planting.(C11) (Chapter 5: IX, Circulation Programs, C., Cayucos)
- **Old Creek and Willow Creek.** The State Department of Parks and Recreation should improve the state park at Old Creek and Willow Creek consistent with protection of creek and wetland habitats. Improvements should include adequate parking, restrooms and trails. (E2) (Chapter 4: VI, Programs, D., State Parks)
- **Morro Strand State Beach Improvements.** The State Department of Parks and Recreation should complete the following improvements, consistent with protection of sensitive wetland habitat:
  - A paved parking area south of Old Creek.
  - Picnic tables and restrooms.
  - Interpretive signs describing the Old Creek lagoon and riparian habitat.(E3) (Chapter 4: VI, Programs, D., State Parks)



**Figure 8-1: Improvement of Coastal Access--Cayucos**

- **Cayucos Parks.** The county should provide a total of about 28 acres of neighborhood and community parkland in Cayucos. The following or equivalent sites should be considered in order to meet this goal:
    - **Cayucos Neighborhood Parks.** The county should develop two neighborhood parks in Cayucos. At least one of those parks should be located on the east side of Highway 1, such as the proposed park site located adjacent to Highway 1, near the cemetery.
    - **Coastal Bluff Park and Coastal Access Between Cayucos and Morro Bay.** (see preceding item B2)
- (F2) (Chapter 4: VI, Programs, E., County Parks, Cayucos and Vicinity)

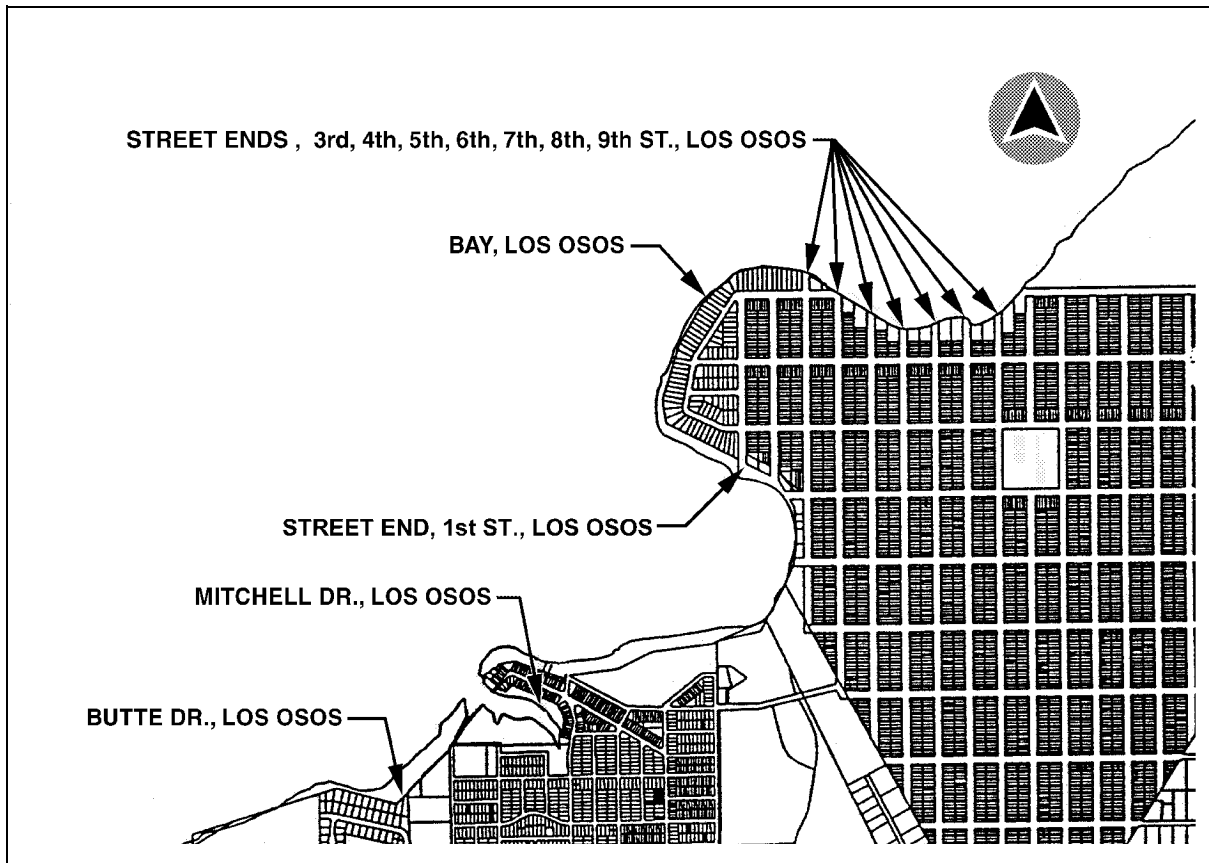
#### 4. Los Osos

Chapter 5, Circulation Element, proposes the improvement of several street-ends in Los Osos that would enhance coastal access. Chapter 5 also includes a proposed system of riding and hiking trails that would improve pedestrian access within the community and to the coast.

An interconnected system of trails is proposed that provides access to the bay and links public and private recreation facilities in the community with Montaña de Oro State Park. Most of the proposed trails are shown on public property; some are shown crossing private property. A proposed equestrian trail along the extension of South Bay Blvd. is to connect with trail corridors to the east and west, providing an opportunity for a continuous trail(s) between the eastern portion of Los Osos and Montaña de Oro State Park.

- **Access Protection.** The county should accept and retain all public street and other accessways to the bayfront and public recreation areas. In addition, the county should accept and retain offers of dedication, public streets and other accessways identified by the County Public Works Department and the Department of General Services, Parks Division, in consultation with the Department of Planning and Building, that are needed to complete and maintain the circulation system identified in this circulation element. **(D5)** (Chapter 5: IX, Circulation Programs, D., Los Osos)
  - **Bayfront Street Ends.** The county should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following (see Figure 8-2 for general locations):
    - **Mitchell Drive/Doris Avenue.** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet.
    - **Butte Drive.** Continue to protect, conserve and preserve habitat.
    - **Street Ends at Bay Street, 7th Street, and Pecho Road.** Bay overlooks.
    - **3rd, 4th, 5th, 6th, 8th, and 9th Street Ends.** Continue to protect, conserve and preserve habitat.
    - **1st Street End. A possible location for a boat launch ramp and access to the bay.**
- (D7)** (Chapter 5: IX, Circulation Programs, D., Los Osos)

- **Los Osos Park.**
  - **Boat Launch and Park in the Back Bay.** The county should work with the community, the California Department of Fish and Game, and the Coastal Commission to acquire and develop a site for a park and boat launch ramp, consistent with protection of sensitive habitat. **(G1)** (Chapter 4: VI, Programs, F., County Parks, Los Osos and Vicinity)



**Figure 8-2: Improvement of Coastal Access - Los Osos**

#### SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

**Table 8-1, Schedule for Completing Recommended Programs**

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>1. PLANNING AREA WIDE</b>						
B1.	OFFERS-TO-DEDICATE	CO. PARKS, CO. PLANNING	COUNTY, GRANTS	SHORT-TERM	2005	HIGH
B2.	PUBLIC LANDS	COUNTY, PUBLIC AGENCIES	COUNTY, PUBLIC AGENCIES	ON-GOING	ON-GOING	HIGH
<b>2. RURAL AREA</b>						
E2.	CAYUCOS PARKS	CO. PARKS, STATE PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	MEDIUM-HIGH
<b>3. CAYUCOS</b>						
C3.	INCREASED DOWNTOWN PARKING	CO. PLANNING, PUB. WORKS	ASSMT. DST., DEVELOPER	SHORT-MED-TERM	2005-2010	HIGH
B6.	PARKING AND DOWNTOWN ENHANCEMENT	CO. PLANNING	GRANTS	MED-TERM	2005-2010+	HIGH
C6.	BIKEWAYS	PUB. WORKS, CO. PARKS	GRANTS	ON-GOING	ON-GOING	MEDIUM
C7.	HARDIE PARK TRAIL	CO. PARKS	GRANTS	MED-TERM	2010	MEDIUM
C8.	BEACH ACCESS	CO. PARKS	COUNTY	ON-GOING	ON-GOING	HIGH

SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

**Table 8-1 (con't), Schedule for Completing Recommended Programs**

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>3. CAYUCOS</b>						
C9.	ACCEPTING BEACH ACCESS DEDICATIONS	BOARD OF SUPERVISORS	NOT APPLICABLE	ON-GOING	ON-GOING	HIGH
C10.	SHORELINE PARKING	PUB. WORKS	COUNTY	LONG-TERM	2010+	MEDIUM
C11.	IMPROVEMENT OF PUBLICLY-OWNED SITES	CO. PARKS	COUNTY	MED.-TERM	2010	MEDIUM
D2.	OLD CREEK AND WILLOW CREEK	STATE PARKS	STATE	LONG-TERM	2010+	MEDIUM
D3.	MORRO STRAND STATE BEACH IMPROVEMENTS	STATE PARKS	STATE	LONG-TERM	2010+	MEDIUM
E2.	CAYUCOS PARKS	CO. PARKS, STATE PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	MEDIUM-HIGH
<b>4. LOS OSOS</b>						
D5.	ACCESS PROTECTION	PUB. WORKS, BOARD OF SUPERVISORS, CO. PARKS	COUNTY	ON-GOING	ON-GOING	HIGH
D7.	BAYFRONT STREET ENDS	CO. PARKS	COUNTY	MED.-TERM	2010	MEDIUM
F1.	LOS OSOS PARKS	CO. PARKS	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	HIGH
CONSERVANCY CITY OF M.B. CO. PARKS CO. PLANNING PUB. WORKS STATE PARKS		STATE COASTAL CONSERVANCY CITY OF MORRO BAY COUNTY DEPARTMENT OF GENERAL SERVICES, PARKS DIVISION COUNTY DEPARTMENT OF PLANNING AND BUILDING COUNTY DEPARTMENT OF PUBLIC WORKS STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION				